

January 13, 2023



Anderson Township
Board of Zoning Appeals
7850 Five Mile Road
Anderson Township, Ohio 45230

To Whom It May Concern,

Coldstream Country Club is submitting for approval of zoning variances for non-conforming issues involving the new sand silo and the proposed employee parking lot improvements; both occur in their front yard fronting Asbury Road.

Sand Silo Variance Request:

The Country Club recently erected a sand silo adjacent to their grounds maintenance building which fronts Asbury Road. The grounds maintenance building and the open area to the North and West, contains all materials, equipment, work areas and personnel necessary to sustain the grounds maintenance operations for their 18-hole golf course. The sand silo was added to protect and facilitate storage, refilling and dispensing of the specialized sand used on the golf course's sand traps. The sand silo needs to be accessible to the Grounds Maintenance building to allow delivery trucks to refill the silo and for Coldstream's ground crews to dispense the sand into smaller vehicles that can deliver the sand to areas needed on the golf course via the narrow cart paths throughout.

The location of the sand silo does not conform to the current Zoning Resolution and the property is currently zoned as a non-conforming use within a residential district. With limited access, existing structures and site topography, there is not a better location on the property for the sand silo that meets the Club's golf course maintenance needs. The Country Club requests a variance for the sand silo located in the front yard with the intent to update and improve the landscaping along Asbury Road to screen the sand silo and grounds maintenance operations from view. The Country Club feels that after the landscape screening is installed and reaches maturity, the sand silo and grounds maintenance building will be well screened, visually appealing and blend into the balance of their grounds.

Employee Parking Lot Improvements Variance Request:

The Country Club currently has their employees parking in an area to the West and North of the existing Golf Cart storage building. This employee parking area is part asphalt and part gravel and has no discernable aisles or parking stalls which inefficiently parks 25-30 vehicles and doesn't meet the Club's parking needs. The Country Club intends on improving this area with a new asphalt parking lot for 41 vehicles with a dense landscape screening along Asbury Road. The country club requests a variance for the parking lot to be in the front yard with the intent that the design of new parking lot will meet all applicable standards per Article 5.3 of the zoning resolution.

Summary:

The Coldstream County Club feels that the proposed improvements will meet the spirit and intent of the Zoning Resolution and allow its operations to continue more smoothly and efficiently. While both of these improvements front Asbury Road, the nearest adjacent residential property is 800' to the North, 1,300' to the East, 1,000' to the South and 1,950' to the West. At these distances, we feel there will be no adverse effect upon the adjacent properties and the landscape screening along Asbury Road will be visually appealing. The proposed improvements will not disrupt the public health, public safety or general welfare and will improve the operations of the Country Club's grounds maintenance crews and staff so they can keep their grounds beautiful and as compliant as possible with the Township's Zoning Resolution.

Sincerely,



Randal G. Merrill
Executive Vice President
McGill Smith Punshon, Inc.